

West Bountiful Municipal Code

Chapter 17.16 AGRICULTURAL DISTRICT, A-1

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17.16.010 Purpose.

The purpose of providing an agricultural district is to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt open spaces. This district is intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses harmful to the continuance of agricultural activity. It is also intended to allow and promote conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities. (Prior code § 9-7-1)

17.16.020 Permitted uses.

The following uses are permitted in agricultural districts:

- A. Agriculture;
- B. Farm animals, see Section 17.16.080;
- C. Single-family dwelling; and
- D. Residential facilities for persons with a disability. (Ord. 251-98 (part): prior code § 9-7-2)

17.16.030 Conditional uses.

The following uses are conditional in agricultural districts:

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- A. Equestrian facilities, commercial stables;
- B. Public or quasi-public uses;
- C. Child day care or nursery;
- D. Flag lots;
- E. Home occupations;
- F. Natural resource extraction;
- G. Planned unit development (PUD);
- H. Residential facility for elderly persons; and
- I. Kennels. (Ord. 251-98 (part): prior code § 9-7-3)
- J. Residential facility for a disabled family member

17.16.040 Area and frontage regulations.

The following area and frontage regulations apply in agricultural districts:

- A. The minimum residential lot size shall be one acre; this shall not apply to PUDs which shall be regulated by provisions of Chapter 17.68; and
- B. The minimum lot width shall be eighty-five (85) feet. (Prior code § 9-7-4)

17.16.050 Yard regulations.

The following regulations apply in an agricultural district:

- A. Front Yard. The minimum front yard setback for all structures shall be thirty (30) feet;
- B. Side Yard. The minimum side yard setback shall be ten (10) feet for any one side, and a combined total of twenty-four (24) feet for both sides, for all main structures. Minimum side yard setback for accessory structures shall be six (6) feet, unless fire coded (three (3) feet minimum if fire code is used) or unless as otherwise approved through a conditional use permit by the planning commission. On corner lots, the side yard facing the street shall be not less than thirty (30) feet; and
- C. Rear Yard. The minimum rear yard for all main structures shall be thirty (30) feet. Minimum rear yard setback for accessory structures shall be six (6) feet, unless fire coded (three (3) feet minimum if fire code is used), or unless otherwise approved through a conditional use permit by the planning commission. (Prior code § 9-7-5)

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D. Distance between Main Structures and Accessory Buildings. The minimum distance between all main structures and accessory use buildings shall be ten (10) feet, unless otherwise approved through a conditional use permit by the planning commission.

E. No Building on Recorded Easements. Main structures and permanent accessory buildings shall not be built on or over any recorded easement (i.e. Public Utility Easements, etc).

(Revisions approved by the City Council on Feb. 17th, 2009 by Ord. 308-09)

17.16.060 Height regulations.

No structure shall be erected to a height greater than thirty-five (35) feet. (Prior code § 9-7-6)

17.16.070 Density.

The maximum net density allowed shall be no more than one unit per acre. (Prior code § 9-7-7)

17.16.080 Farm animal regulations.

A. Large and medium farm animals and fowl may be kept for family use outside dwellings, provided, that all pens, barns, coops, stables or similar structures are located not less than ten (10) feet from any property line and seventy-five (75) feet from any neighboring dwellings.

B. Farm animals and fowl may be kept on properties with a minimum area of one acre, according to the following schedule:

For each acre, a parcel shall be eligible to contain or house animals rating one hundred (100) points (or prorated for any part thereof).

1. Large animals such as horses and cows: forty (40) points each;
2. Medium animals such as sheep and goats: twenty (20) points each;
3. Small animals such as ducks, chickens, geese, rabbits and turkeys: four points each; and
4. Pigs (provided that pens are located at least two hundred (200) feet from neighboring dwellings): forty (40) points each.

C. All animals must be kept in an area enclosed by a fence or structure sufficient to prohibit escape. All manure, droppings or other waste or debris must be kept from becoming offensive, annoying or a health hazard. Premises and structures must be maintained in a normal, safe, reasonable, sightly and healthful condition consistent with the intent of this title and other applicable ordinances of the city and county.

D. Failure to maintain areas where farm animals are kept in a normal, reasonable, sightly and healthful condition shall invalidate any use specified in this section and shall subject the owner to penalties and/or fines as specified elsewhere in this title. (Prior code § 9-7-8)

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17.16.090 Outdoor storage.

Storage shall be accomplished entirely within an enclosed structure or as provided by the zoning matrix following this title. (Ord. 269-00 (part); prior code § 9-7-9)